For Publication in the Wednesday, July 30, 2025 Southtown Star:

LEGAL NOTICE

INVITATION FOR BIDS (IFB)
TINLEY PARK-PARK DISTRICT
COOK COUNTY, ILLINOIS

Notice is hereby given that sealed bids for the following item will be received by the Secretary of the Tinley Park-Park District until **2:00 pm.** at the Tony Bettenhausen Recreation Center, 8125 W. 171st Street, Tinley Park, Illinois, on September 12, 2025. Bids received will be publicly opened and read aloud at the Tony Bettenhausen Recreation Center at:

FORMER TINLEY PARK MENTAL HEALTH CENTER: PHASE 2 ABATEMENT OF REGULATED MATERIALS, WASTE, AND DEMOLITION PROJECT
#9784921

BIDS WILL BE ACCEPTED UNTIL 2:00 P.M.
BID OPENING TIME 2:00 P.M.

Prospective Bidders must purchase bidding, contract, and specification documents through Quest Construction Data Network (QUESTCDN) starting August 6, 2025. This can be done via a link at www.tinleyparkdistrict.org or the QUESTCDN website (www.questcdn.com). QUESTCDN is a web-based platform for construction project advertisements, bid documents distribution and plan holder lists. Prospective bidders will need the seven-digit QUESTCDN project number **9784921** to locate the job on the QUESTCDN website search page. There is a $22.00 non-refundable cost for downloading the documents in a pdf format. Bids will not be accepted from any prospective bidder who has not purchased the documents through QUESTCDN.

Please contact Ryan Veldman, Superintendent of Parks with any general questions regarding this project at telephone 708-342-4200 or email ryan.veldman@tinleyparkdistrict.org

The contract will be considered for award at an upcoming meeting of the Tinley Park-Park District Board of Commissioners.

The site occupies approximately 280 acres of land located northwest of the intersection of 183rd Street and Harlem Avenue, in Tinley Park, Cook County, Illinois.

The site has undergone initial abatement and demolition with funding provided through a State of Illinois Department of Commerce and Economic Opportunity (DCEO) grant to the Tinley Park-Park District (Owner). A new DCEO grant has been authorized to address the remaining activities to abate and remediate the site.

Project Statement of Work: The project included under this Phase 2 IFB includes (1) mobilization and site setup (including confirming the location of all utilities, ensuring that services are disconnected and/or de-energized, and required submittals (health and safety plan, site truck routes, modified SWPPP, dewatering plan, required permits, waste management plan, and other submittals as referenced herein) (2) identification, abatement and removal of all regulated materials and wastes present in remaining buildings and steam tunnels including, but not limited to, asbestos containing building materials (ACM) and lead-based paint; (3) abatement of polychlorinated biphenyls (PCB) in caulk and contaminated substrate in four site buildings (Buildings 1, 2, 3, and 23); (4) abatement of Building 22, including, but not limited to, any ACM, lead paint, PCBs and regulated materials, in order for the building to be occupied and used by the Owner; (5) demolition of all remaining above ground components and below ground components (for example, including but not limited to, utility conveyances, footings, steam tunnels, all foundations, aboveground storage tanks, electrical systems, and gas lines) but excluding roadways and parking lots; (6) removal, management, and disposal/recycling of metals, universal wastes, hazardous materials, and other building materials and wastes identified during abatement and

demolition; (7) overall management, separation, disposal and/or recycling of demolition debris; (8) management of pollutant emissions, required personnel monitoring in accordance with OSHA, and dust management; (9) water management of both accumulated water in buildings and tunnels and stormwater; (10) erosion control; (11) maintaining site security, vegetation control, and perimeter fencing (12) importing clean soil or stone and backfilling excavations resulting from demolition activities, and (13) demobilization. Bidders must identify and demonstrate how they will meet all applicable State, federal and local rules and regulations including, but not limited to, regulated materials and waste identification, removal, separation and storage, proper disposal or recycling, recordkeeping, and reporting.

As noted, the work also includes all aspects of the specialized remediation requirements for the removal of PCB-containing caulk and contaminated substrate present above the United State Environmental Protection Agency's threshold and proper management and disposal of the removed PCB Bulk Product waste in accordance with all state, local, and federal laws. The IFB is requesting specific and direct experience with this aspect of the work.

Bidders should note that onsite power and water will not be available during the work.

The Owner will hold a **mandatory** pre-bid conference and site walk on August 15, 2025, at the McCarthy Recreation Building B, 16801 South 80th Avenue in Tinley Park, Illinois beginning at **9:00 am.** Interested bidders must contact the Owner before the pre-bid conference to indicate their interest and to confirm the place and time of the pre-bid conference. - Immediately following this conference, all interested bidders that attended the pre-bid conference may conduct comprehensive inspections to fully understand all aspects of the required work. Access will be provided by the Owner or their designee(s) so long as the prospective bidders provide proof of insurance, wear appropriate personal protective equipment (PPE), and comply with occupational safety and health administration (OSHA) requirements. Note: See Section 00-21-13, paragraph 34 and Section 00 11 16 of the IFB for important details including the required Certificate of Insurance for site entry.

As this project is being financed with funds from the Illinois DCEO grant program, minority businesses are encouraged to submit bids for this Project and the successful Contractor is encouraged to utilize qualified minority businesses as sub-contractors for supplies, equipment, services, and construction. There is no required minimum percentage of utilization for minority business participation to meet grant requirements.

The Owner reserves the right to waive all technicalities, to accept or reject any or all bids, to accept only portions of a proposal and reject the remainder without disclosure for any reason. Failure to make such a disclosure will not result in accrual of any right, claim or cause of action by any Bidder against the Owner. After bid opening, no bids may be withdrawn. All bids shall remain firm for ninety (90) days.

Bids shall not include federal excise tax or state sales tax for materials and equipment to be incorporated in, or fully consumed in the performance of, the Work. An Exemption Certificate will be furnished by the Owner on request of the Bidder, for use in connection with this Project only.

All bid proposals must also be accompanied by a bid bond or bank cashier's check payable to the "Tinley Park-Park District" for five percent (5%) of the amount of the bid as provided in the Instructions to Bidders. No proposals or bids will be considered unless accompanied by such bond or check.

The contract will be awarded to the lowest responsible and responsive bidder who meets the requirements and criteria set forth in the bid documents. The IFB sets forth specific requirements and evaluation criteria to determine the responsiveness and responsibleness of prospective bidders. Only after both are determined to be met by a bidder will the Owner determine the lowest bidder from the pool of qualified bidders. The Owner reserves the right to select a contractor who is not the lowest bidder upon the determination that the award of the contract to another bidder is in the Owner's and State's best interest.

Ashley Rubino
Secretary